

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15 -17		ORVIS RD, ARLINGTON

OWNERSHIP

Owner 1:	SCARO PATRICIA A & ROBERT C JR
Owner 2:	
Owner 3:	
Street 1:	17 ORVIS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	SCARO ROBERT/PATRICIA -
Owner 2:	SCARO ROBERT C JR -
Street 1:	15 ORVIS RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .158 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1915, having primarily Stucco Exterior and 3751 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6864		Sq. Ft.	Site		0	80.	0.91	1									500,737						500,700	

Total AC/HA:	0.15758	Total SF/SM:	6864	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	500,737	Spl Credit		Total:	500,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	6864.000	773,200	5,100	500,700	1,279,000		5185
							GIS Ref
							GIS Ref
Total Card	0.158	773,200	5,100	500,700	1,279,000	Entered Lot Size	
Total Parcel	0.158	773,200	5,100	500,700	1,279,000	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	340.98	/Parcel:	340.98	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	773,200	5100	6,864.	500,700	1,279,000		Year end	12/23/2021
2021	104	FV	735,100	5100	6,864.	500,700	1,240,900		Year End Roll	12/10/2020
2020	104	FV	735,000	5100	6,864.	500,700	1,240,800	1,240,800	Year End Roll	12/18/2019
2019	104	FV	556,400	5100	6,864.	532,000	1,093,500	1,093,500	Year End Roll	1/3/2019
2018	104	FV	556,400	5100	6,864.	388,100	949,600	949,600	Year End Roll	12/20/2017
2017	104	FV	520,700	5100	6,864.	338,000	863,800	863,800	Year End Roll	1/3/2017
2016	104	FV	520,700	5100	6,864.	287,900	813,700	813,700	Year End	1/4/2016
2015	104	FV	431,400	5100	6,864.	281,700	718,200	718,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCARO ROBERT/PA	59268-420		6/11/2012	Convenience		1	No	No	Robert C Scaro Sr dod 10/21/2015
CONKLIN MILTON/	52490-292		3/30/2009		719,000		No	No	
CONKLIN MILTON	31167-547		2/28/2000	Family		1	No	No	4
	10632-186		7/15/1964				No	No	N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2012	1207	Re-Roof	9,000	C				
5/8/2009	325	Redo Kit	4,600	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2017	MEAS&NOTICE	HS	Hanne S
4/16/2013	Info Fm Prmt	EMK	Ellen K
5/19/2009	Measured	189	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	263	PATRIOT
8/30/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	5185
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

